RENTAL MARKET REPORT

Kitchener CMA

Canada Mortgage and Housing Corporation

ANNUAL SURVEY
OCTOBER 2001

Vacancy rate edges higher 2001

In 2001, the Kitchener CMA (census metropolitan area) rental market eased slightly as the private apartment vacancy rate edged higher to 0.9 percent, up from the previous year's 0.7 percent. Excellent affordability due to low mortgage rates resulted in many tenants moving into home ownership in 2001 as monthly mortgage payments for a starter home were comparable to rents. Indeed, 2001 saw a very active new and resale home ownership market. Meanwhile, a growing population boosted by positive net migration offset the outflow of those exiting the rental market, thereby maintaining demand for rental apartments at a high level. On the supply side, the 2001 survey showed that the number of private rental apartments crept higher to 25,804 units, up 84 units fr[illegible] 2000's 25,720 units.

Construction of new private rental apartments took off during the past two years recording 583 rental apartment starts in 2000, with an additional 778 units started in 2001. Since large apartment buildings often take over a year to complete, much of the impact from this new construction was not reflected in the October 2001 survey.

By municipality, Kitchener had the lowest apartment vacancy rate at 0.6 percent, down from the previous year's 0.7 percent. Both Waterloo and Cambridge recorded increases in their apartment vacancy rate to 0.8 and 1.8 percent, up from 0.3 and 1.0 percent respectively.

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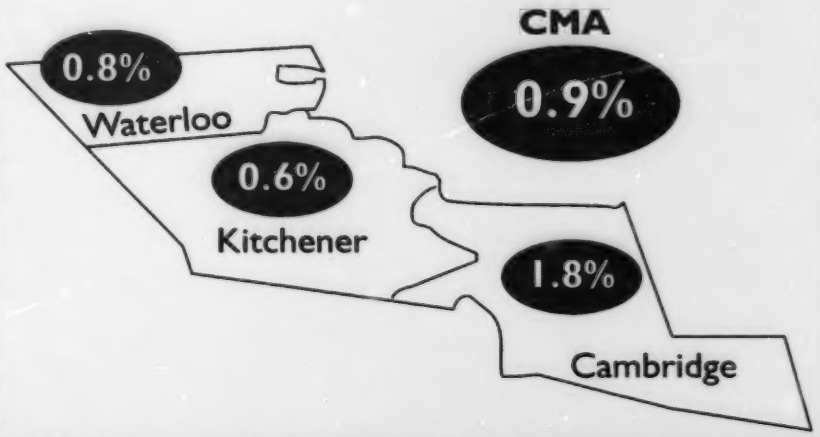
Rental Submarkets 2001



CMHC - Market Analysis
Brent Weimer
1-800-493-0059
bweimer@cmhc-schl.gc.ca www.cmhc.ca

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With the rental market remaining tight in 2001, the average apartment rent rose for all unit types except for bachelor apartments. While the average rent for a bachelor apartment jumped 11.3 percent to $483 in 2000, this year's survey revealed that the average rent on a bachelor unit retreated 0.4% to $481. At 16.0 percent, apartments with three of more bedrooms experienced the largest rental increase going from $820 in October 2000, to $951 in the 2001 survey. The most common type of apartment, a two bedroom unit, saw rents increase 3.6 percent to $722, and a one bedroom unit rose 2.8 percent to $615.

Across the CMA, Waterloo recorded the highest 2 bedroom average rent at $787, followed by Kitchener West at $740 and Kitchener Central at $713. The townships of North Dumfries and Woolwich had the most affordable 2 bedroom rents at $642, followed by Cambridge at $666 and Kitchener East at $706.

Highlights

- The Kitchener CMA vacancy rate for private apartments increased to 0.9 percent in October 2001 from 0.7 percent a year earlier. By municipality, the city of Kitchener recorded the lowest vacancy rate at 0.6 percent, while Waterloo and Cambridge came in at 0.8 percent and 1.8 percent respectively.
- The total supply of private rental apartments in the CMA increased from 25,720 units in October 2000 to 25,804 units in October 2001.
- The average rent for a Kitchener CMA apartment rose for all bedroom types except bachelor units. While the average rent for a bachelor apartment jumped 11.3 percent to $483 in 2000, this year's survey revealed that the average rent on a bachelor unit retreated 0.4% to $481. The largest average rent increase occurred for apartment units with three or more bedrooms where rents surged 16.0 percent to $951. One bedroom apartment rents rose 2.8 percent to $615, and two bedroom apartment rents climbed 3.6 percent to $722.
- The Kitchener CMA private row-house rental market eased slightly in October 2001 as the vacancy rate edged up to 1.8 percent from the 1.4 percent recorded in 2000.
- The October 2001 average rent for a Kitchener CMA 2 bedroom row-house was $735, while a 3 bedroom + unit was $820.
- The survey found that there were 7,972 assisted rental apartment and row units in the Kitchener CMA. Only 31 assisted rental units were vacant yielding a vacancy rate of 0.4 percent, unchanged from last year's rate.

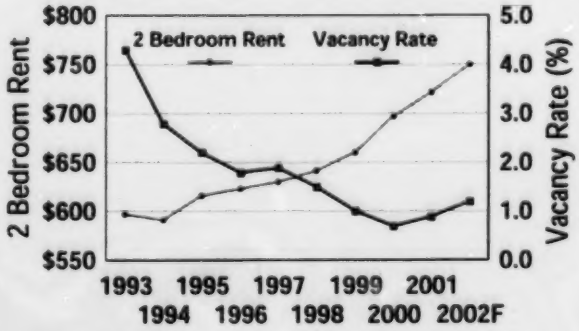
Forecast

The Kitchener CMA rental apartment market has recorded a vacancy rate under two percent since 1996, and less than one percent for the last two years. With the rental market being so tight, rental increases have exceeded both the provincial rent guideline and the general rate of inflation for a second consecutive year. For 2002, the demand for rental accommodation is expected to moderate somewhat. Mortgage rates are expected to remain near historic lows throughout 2002, thereby boosting the number of tenants moving into home ownership. Another factor that will impact rental demand is the slowing economy. With job growth slowing, new rental household formation rates will also slow. Thus, the outflow of tenants moving into home ownership will more than keep pace with the creation of new rental households.

On the supply side of the rental market, new rental apartment construction has accelerated sharply over the past two years recording 583 starts in 2000 and 778 starts in 2002. With the construction process often taking a year or so from start to completion, many of these new apartment units will be available for rent by the October 2002 survey. Thus, an expansion in supply of private rental apartments will coincide with the moderating rental demand, thereby pushing the vacancy rate higher.

Look for the rental apartment market to ease marginally in 2002 to a vacancy rate of 1.2 percent. With the rental market remaining tight, average rent increases are expected to outpace inflation. The average rent on a 2 bedroom apartment is thus forecast to rise to $750 in October 2002, which represents a 3.9 percent increase over the $722 average recorded in the October 2001 survey.

Tight Rental Market Pushes Rents Higher



Source: CMHC

Kitchener's vacancy rate remains below the Canadian average

At 0.9 percent, the Kitchener Census Metropolitan Area (CMA) apartment vacancy rate remained below the Canadian metropolitan average of 1.1 percent even though the local rate rose and the national rate fell in 2001. The Kitchener CMA tied Edmonton and Toronto for the sixth lowest vacancy rate in Canada, and had the second lowest vacancy rate in Ontario. The three tightest rental markets in Ontario, Ottawa (0.8), Kitchener (0.9) and Toronto (0.9), all recorded vacancy rates higher than the previous year. With an apartment vacancy rate of 0.5 percent, Victoria now has the distinction of having the tightest metropolitan rental market in Canada.

For all urban areas in Ontario, the province witnessed a slight increase in its average vacancy rate to 1.7 percent from the 1.6 percent recorded in 2000. The 2001 increase in the Ontario apartment vacancy rate ended a streak of four consecutive years of declines. The ten Ontario CMAs recorded a weighted average vacancy rate of 1.2 percent. Seven of Ontario's CMAs recorded apartment vacancy rates below 2.0 percent. The northern Ontario CMAs of Sudbury and Thunder Bay recorded the highest metropolitan vacancy rates at 5.7 percent and 5.8 percent respectively.

Apartment vacancy rates in regions across Canada (%)

Census Metropolitan Area (CMA)	2000	2001
Victoria CMA	1.8	0.5
Montreal CMA	1.5	0.6
Hull CMA	1.4	0.6
Ottawa CMA	0.2	0.8
Quebec CMA	1.6	0.8
Kitchener CMA	0.7	0.9
Edmonton CMA	1.4	0.9
Toronto CMA	0.6	0.9
Vancouver CMA	1.4	1.0
Calgary CMA	1.3	1.2
Hamilton CMA	1.7	1.3
Oshawa CMA	1.7	1.3
Winnipeg CMA	2.0	1.4
London CMA	2.2	1.6
Charlottetown CA	2.6	1.8
St. Catharines-Niagara CMA	2.6	1.9
Regina CMA	1.4	2.1
Sherbrooke CMA	4.7	2.3
St. John's CMA	3.8	2.5
Halifax CMA	3.6	2.8
Saskatoon CMA	1.7	2.9
Windsor CMA	1.9	2.9
Chicoutimi-Jonquière CMA	4.4	4.4
Trois-Rivieres CMA	6.8	4.7
Saint John CMA	3.4	5.6
Sudbury CMA	7.7	5.7
Thunder Bay CMA	5.8	5.8
Canada (1)	1.6	1.1

(1) weighted average for CMAs

Actual versus guideline rent increases

At 3.6 percent, the average 2 bedroom apartment rent increase exceeded the 2001 provincial Tenant Protection Act rent guideline for a second consecutive year. For all private apartment units in the Kitchener CMA, the increase in 2001 came in slightly higher at 3.9 percent as rents rose more strongly for apartments with three or more bedrooms. For 2002, 2 bedroom rents are forecast to increase at the provincial guideline rate of 3.9 percent.

Actual rent increase vs provincial rent guideline

Year	Provincial Rent Guideline	2 Bedroom Rent Increase
1990	4.6%	5.1%
1991	5.4%	8.7%
1992	6.0%	5.5%
1993	4.9%	0.7%
1994	3.2%	-1.0%
1995	2.9%	4.2%
1996	2.8%	1.1%
1997	2.8%	1.1%
1998	3.0%	1.7%
1999	3.0%	2.9%
2000	2.6%	5.6%
2001	2.9%	3.6%
2002*	3.9%	3.9%*

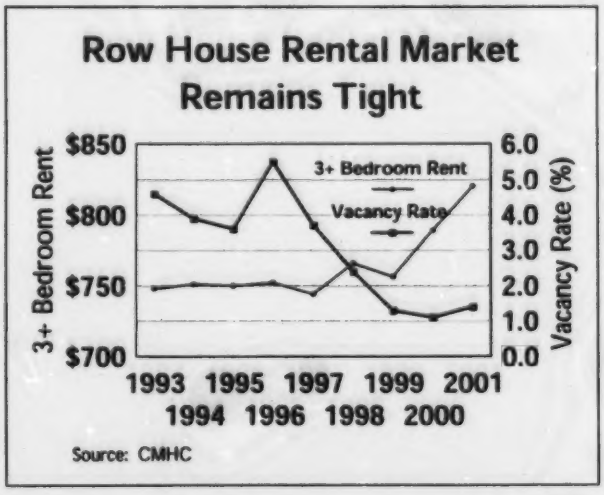
Kitchener CMA
*CMHC Annual Rental Market Survey, *2002 Forecast*

Row rents follow the vacancy rate higher

The Kitchener CMA vacancy rate for private row houses nudged up to 1.4 percent in October 2001 from 1.1 percent in the previous year. The total supply of row units edged higher to 3,333 units, up 10 from 2000's 3,233 units. Although row rents were essentially flat throughout the latter part of the 1990s, the tight rental market has pushed rents higher for the past two surveys.

By bedroom type, the 2 bedroom vacancy rate increased marginally to 1.0 percent while units with three or more bedrooms recorded a larger increase from 1.4 percent to 1.8 percent. Waterloo came in with the lowest row house vacancy rate at 1.0 percent, followed by Kitchener and Cambridge at 1.3 and 2.3 percent respectively.

The CMA average rent on a 2 bedroom row house crept up 1.2 percent in 2001 to $735 from the $726 recorded in the 2000 survey. Units with 3 bedrooms or more bedrooms saw rents increase 3.9 percent to $820. by municipality, row units with 3+ bedrooms recorded an average rent or $907 in Waterloo, $799 in Kitchener, and $723 in Cambridge.



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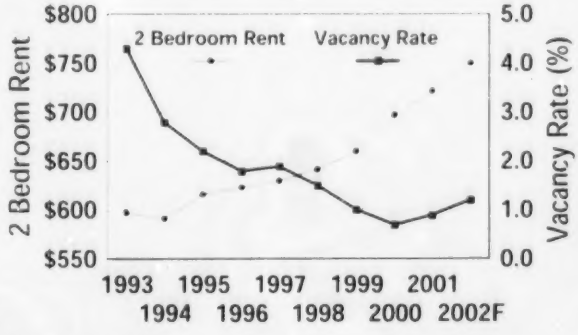

Source: CMHC

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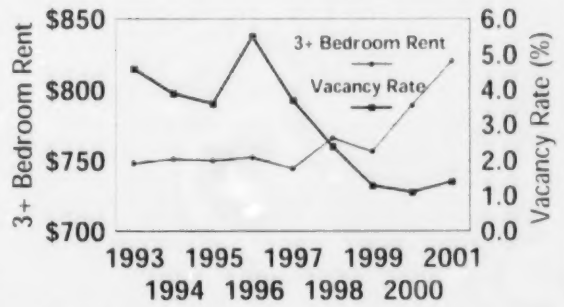
Row House Rental Market Remains Tight



Source: CMHC

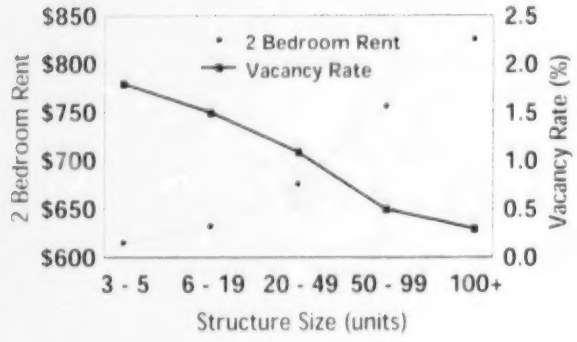
Apartment building structure size

Smaller low rise apartment buildings have a higher vacancy rates and lower rents than larger high rise buildings. Those buildings with 3 to 5 and 6 to 19 units recorded a vacancy rate of 1.8 and 1.5 percent respectively. These smaller structures also had the lowest 2 bedroom rent levels at $616 and $633. Buildings with 50 to 99 units and 100+ units recorded the lowest vacancy rate of 0.5 and 0.3 percent and the highest 2 bedroom rents at $757 and $827. Intermediate sized buildings with 20 to 49 units recorded a vacancy rate of 1.1 percent and an average 2 bedroom apartment rent of $677. This general trend of lower vacancy rates and higher rents in larger buildings was seen in all bedroom types.

Apartment age

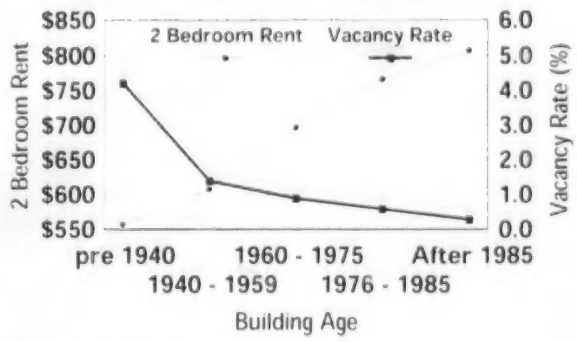
Newer apartments have a lower vacancy rate and higher rents than older units as newer buildings tend to have a more modern decor and features which are in demand. Apartment buildings completed after 1985 recorded the lowest vacancy rate at 0.3 percent and the highest 2 bedroom rent of $807. Apartments built from 1976 to 1985 had a slightly higher vacancy rate of 0.6 percent and were more affordable recording a 2 bedroom average rent of $766. At 0.9 percent, units completed between 1960 and 1974 recorded a vacancy rate identical to the weighted average of all units, and saw a 2 bedroom average rent of $697, just below the CMA average 2 bedroom apartment rent of $722. The vacancy rate for units built between 1940 and 1959 came in at 1.4 percent and had a 2 bedroom average rent of $609. The oldest buildings (pre 1940) recorded the highest vacancy rate at 4.2 percent and most affordable 2 bedroom rent at $558.

Vacancy rate is lower and rents are higher in larger buildings



Source: CMHC

Rents are highest in newer buildings



Source: CMHC

Vacancy rate influenced by the local economy

For the past several years, the health of the local economy has influenced the rental apartment market. When Kitchener CMA employment picture improved, the apartment vacancy rate declined as newly created jobs added additional households to the CMA thereby increasing the demand for both ownership and rental housing. This relationship held extremely well for several years as the supply of rental apartments was fairly stable from year to year given the lack of new rental apartment construction. For 2001, this relationship does not seem to hold as strongly, but this is due to several factors. First, low mortgage rates have wooed many tenants over to the side of home ownership as mortgage payments became comparable to rents. Second, the construction of new rental apartments reappeared in a big way in 2000, expanding the October 2001 total universe of rental apartments, partially offsetting an increase in demand. Third, the employment level as seen on the graph represents annual averages. While the annual average employment level is up in 2001, the October 2001 year over year employment figure actually fell by 1,700 jobs. With a large number of rental apartment completions expected in 2002, this relationship will no longer appear to hold as the expanding rental apartment universe will more than offset the expected increase in rental demand via an expanding local economy.

Vacancy Rate Inversely Related to Employment

Source: Statistics Canada, CMHC

New supply

Between 1994 and 1999, there have only been 611 rental apartment completions in the CMA, for an average of 87 new units per year. Although there were 583 rental apartment units started in 2000, there were only 11 completions as construction of large rental apartment buildings take about a year to complete. The outlook for additional supply is bright as there were an additional 778 rental apartment units started in 2001, and 464 completions. At the end of 2001, there were 1,026 rental apartment units under construction.

Assisted universe

In October 2001, there were 31 vacant units out of 7,976 publicly assisted apartment and row housing units in the Kitchener CMA. This translates into a vacancy rate of 0.4 percent and is essentially unchanged from the previous year (when there were 30 vacant units). Both the assisted apartment universe and the assisted row universe recorded the 0.4 percent vacancy rate.

By municipality, Kitchener had the most vacant units at 19, Cambridge recorded 11, and Waterloo only had a single vacant assisted unit. The largest units, those with three or more bedrooms, were in the greatest demand with only 5 vacant units in the Kitchener and 1 vacant unit in Waterloo.

Affordability

The following table outlines the percentage share of units for each bedroom type at selected rental ranges. Compared to October 2000, the percentage of bachelor units under $580 rose for all ranges. This increase in affordability corresponds with the decrease in the average rent for a bachelor apartment. In 2001, a number of larger apartment units were marketed towards the student population. An individual bedroom was made available to individual students in these multi-bedroom units at rates less than the average bachelor apartment. Hence the market would no longer support another rent hike on top of the 11.3 percent seen in October 2000. However, with these newly created three, four, and even five bedroom student targeted dwellings, the total rent on these converted units easily topped $1,000. These converted units partly explain why the number of three bedroom units over $1,000 jumped from 4 percent in 2000, to 17 percent in 2001. Hence, the 16 percent rise in average rents for apartments with three or more bedrooms.

Private row and apartment supply by rent range

Bachelor units	
Less than $400	17%
$400 - $479	37%
$480 - $579	35%
Greater than $580	13%
One Bedroom	
Less than $500	10%
$500 - $579	27%
$580 - $659	31%
Greater than $660	32%
Two Bedroom	
Less than $580	8%
$580 - $699	43%
$700 - $819	32%
Greater than $820	18%
Three Bedroom	
Less than $700	13%
$700 - $819	41%
$820 - $999	29%
Greater than $1000	17%

METHODOLOGY

Canada Mortgage and Housing Corporation conducts the Rental Market Survey every year in October to determine the number of vacancies and the rents charged in rental structures. The survey is conducted on a sample basis in all urban areas with populations of 10,000 or more. Only structures which have been on the market for at least three months are included. While this publication is mainly about privately initiated apartments with three units and more, the CMHC survey also examines row houses and publicly initiated rental and co-op housing.

The survey is conducted by telephone or site visit, and rent information is obtained from the owner, manager or building superintendent. The survey is conducted in the first two weeks of October and these results reflect market conditions at that time.

Definitions

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Rent: The rent data refers to the actual amount tenants pay for their unit. Amenities and services such as heat, light, parking, hot water and laundry facilities may or may not be included in the monthly rent reported in individual cases. The average rent figures reported in this publication represent the average of different units in the market area, some of which may have some or all of these services.

Rental apartment structure: Any building containing three or more rental dwellings which are not ground oriented.

Rental row house structure: Any building with three or more ground oriented rental dwellings.

Interpretation of symbols used in the tables in this report

**	sample too small to be reported
N/U	not in universe
N/A	not available

Acknowledgement

The Rental Market Survey could not have been conducted without the co-operation of the many property owners and managers throughout Canada. We greatly appreciate their hard work and assistance in providing timely and accurate information. We sincerely hope that the results of this work will provide a benefit to these clients and to the entire housing sector. ❖

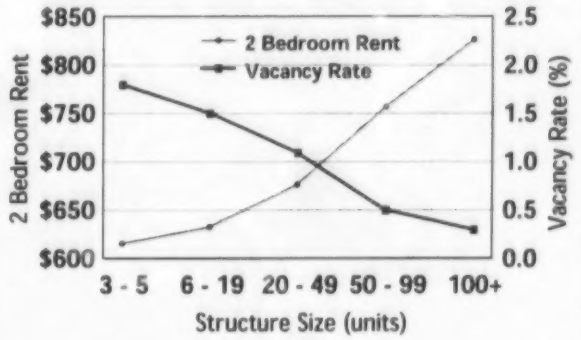
Apartment building structure size

Smaller low rise apartment buildings have a higher vacancy rates and lower rents than larger high rise buildings. Those buildings with 3 to 5 and 6 to 19 units recorded a vacancy rate of 1.8 and 1.5 percent respectively. These smaller structures also had the lowest 2 bedroom rent levels at $616 and $633. Buildings with 50 to 99 units and 100+ units recorded the lowest vacancy rate of 0.5 and 0.3 percent and the highest 2 bedroom rents at $757 and $827. Intermediate sized buildings with 20 to 49 units recorded a vacancy rate of 1.1 percent and an average 2 bedroom apartment rent of $677. This general trend of lower vacancy rates and higher rents in larger buildings was seen in all bedroom types.

Apartment age

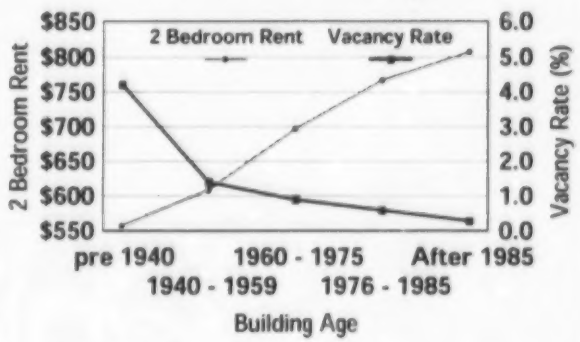
Newer apartments have a lower vacancy rate and higher rents than older units as newer buildings tend to have a more modern decor and features which are in demand. Apartment buildings completed after 1985 recorded the lowest vacancy rate at 0.3 percent and the highest 2 bedroom rent of $807. Apartments built from 1976 to 1985 had a slightly higher vacancy rate of 0.6 percent and were more affordable recording a 2 bedroom average rent of $766. At 0.9 percent, units completed between 1960 and 1974 recorded a vacancy rate identical to the weighted average of all units, and saw a 2 bedroom average rent of $697, just below the CMA average 2 bedroom apartment rent of $722. The vacancy rate for units built between 1940 and 1959 came in at 1.4 percent and had a 2 bedroom average rent of $609. The oldest buildings (pre 1940) recorded the highest vacancy rate at 4.2 percent and most affordable 2 bedroom rent at $558.

Vacancy rate is lower and rents are higher in larger buildings



Source: CMHC

Rents are highest in newer buildings



Source: CMHC

Vacancy rate influenced by the local economy

For the past several years, the health of the local economy has influenced the rental apartment market. When Kitchener CMA employment picture improved, the apartment vacancy rate declined as newly created jobs added additional households to the CMA thereby increasing the demand for both ownership and rental housing. This relationship held extremely well for several years as the supply of rental apartments was fairly stable from year to year given the lack of new rental apartment construction. For 2001, this relationship does not seem to hold as strongly, but this is due to several factors. First, low mortgage rates have wooed many tenants over to the side of home ownership as mortgage payments became comparable to rents. Second, the construction of new rental apartments reappeared in a big way in 2000, expanding the October 2001 total universe of rental apartments, partially offsetting an increase in demand. Third, the employment level as seen on the graph represents annual averages. While the annual average employment level is up in 2001, the October 2001 year over year employment figure actually fell by 1,700 jobs. With a large number of rental apartment completions expected in 2002, this relationship will no longer appear to hold as the expanding rental apartment universe will more than offset the expected increase in rental demand via an expanding local economy.

Vacancy Rate Inversely Related to Employment

Source: Statistics Canada, CMHC

New supply

Between 1994 and 1999, there have only been 611 rental apartment completions in the CMA, for an average of 87 new units per year. Although there were 583 rental apartment units started in 2000, there were only 11 completions as construction of large rental apartment buildings take about a year to complete. The outlook for additional supply is bright as there were an additional 778 rental apartment units started in 2001, and 464 completions. At the end of 2001, there were 1,026 rental apartment units under construction.

Assisted universe

In October 2001, there were 31 vacant units out of 7,976 publicly assisted apartment and row housing units in the Kitchener CMA. This translates into a vacancy rate of 0.4 percent and is essentially unchanged from the previous year (when there were 30 vacant units). Both the assisted apartment universe and the assisted row universe recorded the 0.4 percent vacancy rate.

By municipality, Kitchener had the most vacant units at 19, Cambridge recorded 11, and Waterloo only had a single vacant assisted unit. The largest units, those with three or more bedrooms, were in the greatest demand with only 5 vacant units in the Kitchener and 1 vacant unit in Waterloo.

Affordability

The following table outlines the percentage share of units for each bedroom type at selected rental ranges. Compared to October 2000, the percentage of bachelor units under $580 rose for all ranges. This increase in affordability corresponds with the decrease in the average rent for a bachelor apartment. In 2001, a number of larger apartment units were marketed towards the student population. An individual bedroom was made available to individual students in these multi-bedroom units at rates less than the average bachelor apartment. Hence the market would no longer support another rent hike on top of the 11.3 percent seen in October 2000. However, with these newly created three, four, and even five bedroom student targeted dwellings, the total rent on these converted units easily topped $1,000. These converted units partly explain why the number of three bedroom units over $1,000 jumped from 4 percent in 2000, to 17 percent in 2001. Hence, the 16 percent rise in average rents for apartments with three or more bedrooms.

Private row and apartments supply by rent range

Bachelor units	
Less than $400	17%
$400 - $479	37%
$480 - $579	35%
Greater than $580	13%
One Bedroom	
Less than $500	10%
$500 - $579	27%
$580 - $659	31%
Greater than $660	32%
Two Bedroom	
Less than $580	8%
$580 - $699	43%
$700 - $819	32%
Greater than $820	18%
Three Bedroom	
Less than $700	13%
$700 - $819	41%
$820 - $999	29%
Greater than $1000	17%

METHODOLOGY

Canada Mortgage and Housing Corporation conducts the Rental Market Survey every year in October to determine the number of vacancies and the rents charged in rental structures. The survey is conducted on a sample basis in all urban areas with populations of 10,000 or more. Only structures which have been on the market for at least three months are included. While this publication is mainly about privately initiated apartments with three units and more, the CMHC survey also examines row houses and publicly initiated rental and co-op housing.

The survey is conducted by telephone or site visit, and rent information is obtained from the owner, manager or building superintendent. The survey is conducted in the first two weeks of October and these results reflect market conditions at that time.

Definitions

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Rent: The rent data refers to the actual amount tenants pay for their unit. Amenities and services such as heat, light, parking, hot water and laundry facilities may or may not be included in the monthly rent reported in individual cases. The average rent figures reported in this publication represent the average of different units in the market area, some of which may have some or all of these services.

Rental apartment structure: Any building containing three or more rental dwellings which are not ground oriented.

Rental row house structure: Any building with three or more ground oriented rental dwellings.

Interpretation of symbols used in the tables in this report

**	sample too small to be reported
N/U	not in universe
N/A	not available

Acknowledgement

The Rental Market Survey could not have been conducted without the co-operation of the many property owners and managers throughout Canada. We greatly appreciate their hard work and assistance in providing timely and accurate information. We sincerely hope that the results of this work will provide a benefit to these clients and to the entire housing sector. ❖

Economic overview

The Kitchener economy paused between the October 2000 and October 2001 rental market surveys as total employment fell by 1,700 jobs during this time period shedding both full and part time jobs. Those aged 15-24, the primary renter aged households, were hit hard as both full and part time employment numbers fell by 3,300 and 1,600 respectively. The most current annual net migration estimates (1999-2000) based on tax filer data showed that an additional 5,542 people made the Kitchener CMA their new home. Of these, 1,438 were in the 18 - 24 age group.

Even with positive net migrant flows, the employment situation is anticipated to remain sluggish for much of 2002, thus growth in rental demand is expected to be somewhat muted. The last quarter of 2001 saw mortgage rates hovering near historic lows thereby making home ownership extremely attractive for many potential home buyers. Indeed, a flurry of sales activity in the resale market occurred at the tail end of 2001 as mortgage rates dropped. With the posted three year mortgage rate floating around 5.75 percent, a $100,000 mortgage would carry for a monthly payment of $625 (assuming 25 year amortization). This amount drops even further as most consumers are able to negotiate discounts off the big banks posted rates.

While open and variable rate mortgages generally track lenders' prime rate, fixed rate mortgages move in tandem with the bond market. As the prime rate, money market, and short-term bond yields will continue to fall in the immediate future in line with the weakening economy, so will short-term mortgage rates.

The outlook for mortgage rates is favourable with the one, three and five year mortgage rates in the 4.00-5.00, 5.00-6.00, and 6.00-7.00 per cent ranges, respectively. Mortgage rate discounts will remain an important competitive instrument over the forecast horizon. Given the favourable mortgage rate outlook, many renters are expected to make the move to home ownership in 2002.

Kitchener CMA (Census Metropolitan Area) Zones based on 1996 Census Boundaries

Zone 1: Kitchener East: Highland Rd. West, Mill St., Victoria Ave (north), N. Dumfries boundaries (New Dundee Rd.) (south), Woolwich Twp. (Grand River) Cambridge, Hwy 401 (east), Trussler Rd. (west)

Zone 2: Kitchener Central: Victoria Ave (north), Highland Rd. West, Mill St. (south), Conestogaa Pkwy (east), Lawrence Ave. (west)

Zone 3: Kitchener West: Waterloo City boundaries (north), Highland Rd. West, Mill St., Victoria Ave (south), Woolwich Twp. (Grand River) (east), Wilmont Line/Wilmont Twp boundaries (west)

Zone 4: Waterloo: Woolwich Twp. boundaries (north), Kitchener City boundaries (south), Woolwich Twp. (Grand River) (east), Wilmont Line (west)

Zone 5: Cambridge: Woolwich Twp. boundaries (north), N. Dumfries Twp boundaries (south), Town Line Rd. (N. Dumfries Twp, Puslinch Twp) (east), Kitchener City boundaries (west)

Zone 6: Woolwich: Waterloo City, Cambridge City boundaries (south), Puslinch Twp (east), Regional Rd 16, Waterloo City, Kitchener City (west)

Zone 6: N. Dumfries: Kitchener City, (north), Cambridge City boundaries (east), Trussler Rd. (west)

Map of Kitchener CMA by Zone

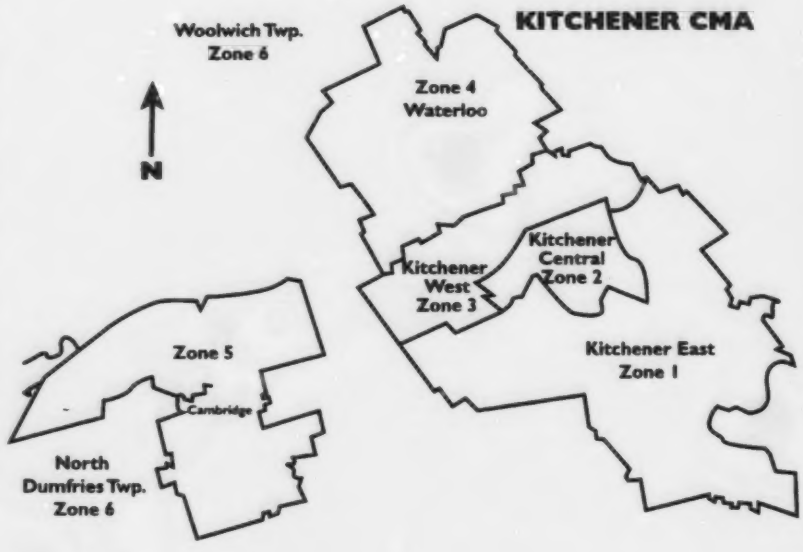


Table 1: Private apartment vacancy rates (%)

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1: Kitchener East	0.8	0.6	2.6	0.0	0.9	1.3	0.8	0.4	0.2	0.0
Zone 2: Kitchener Central	0.9	0.7	1.5	2.1	0.7	0.5	0.9	0.9	**	0.0
Zone 3: Kitchener West	0.6	0.6	**	0.0	0.6	0.9	0.6	0.4	**	**
Zone 1-3 Kitchener City	**0.7**	**0.6**	**1.7**	**0.6**	**0.7**	**1.0**	**0.7**	**0.4**	**0.4**	**0.3**
Zone 4: Waterloo City	0.3	0.8	**	**	0.0	1.9	0.2	0.3	1.2	0.7
Zone 5: Cambridge City	1.0	1.8	5.4	**	1.1	2.6	0.8	1.3	1.8	2.2
Zone 6: Northdumfries Twp. and Woolwich Twp.	0.6	0.7	16.9	0.0	0.0	1.0	0.5	0.6	**	**
Kitchener CMA	**0.7**	**0.9**	**2.6**	**1.6**	**0.7**	**1.4**	**0.6**	**0.6**	**0.8**	**0.6**

Table 2: Private apartment stock and vacancies

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total
Zone 1: Kitchener East	55	8,680	0	226	34	2,579	21	5,426	0	449
Zone 2: Kitchener Central	20	2,679	3	155	6	1,157	11	1,278	0	89
Zone 3: Kitchener West	29	5,034	0	154	17	1,867	10	2,850	**	**
Zone 1-3 Kitchener City	**104**	**16,393**	**3**	**535**	**57**	**5,602**	**42**	**9,554**	**2**	**701**
Zone 4: Waterloo City	40	4,954	**	**	24	1,304	10	3,148	3	409
Zone 5: Cambridge City	75	4,146	**	**	32	1,239	34	2,692	3	144
Zone 6: Northdumfries Twp. and Woolwich Twp.	2	312	0	5	1	110	1	191	**	**
Kitchener CMA	**221**	**25,804**	**11**	**704**	**114**	**8,255**	**88**	**15,585**	**8**	**1,260**

Table 3: Apartment vacancy rates by age of structure and sub-market (%)

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	Pre-1986	1986 & after	Pre-1986	1986 & after	Pre-1986	1986 & after	Pre-1986	1986 & after	Pre-1986	1986 & after
Zone 1: Kitchener East	0.7	0.3	0.0	N/U	1.3	0.0	0.4	0.3	0.0	0.0
Zone 2: Kitchener Central	0.9	0.2	2.1	N/U	0.6	0.0	0.9	0.5	0.0	0.0
Zone 3: Kitchener West	0.6	0.1	0.0	N/U	1.0	0.4	0.4	0.0	**	N/U
Zone 4: Waterloo City	0.9	0.2	**	N/U	1.9	0.0	0.3	0.3	0.8	0.0
Zone 5: Cambridge City	1.8	1.3	**	N/U	2.6	0.0	1.3	1.4	2.3	0.0
Zone 6: Northdumfries Twp. and Woolwich Twp.	0.7	N/U	0.0	N/U	1.0	N/U	0.6	N/U	0.0	N/U
Kitchener CMA	**0.9**	**0.3**	**1.6**	**N/U**	**1.5**	**0.2**	**0.6**	**0.4**	**0.7**	**0.0**

Table 1: Private apartment vacancy rates (%)

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1: Kitchener East	0.8	0.6	2.6	0.0	0.9	1.3	0.8	0.4	0.2	0.0
Zone 2: Kitchener Central	0.9	0.7	1.5	2.1	0.7	0.5	0.9	0.9	**	0.0
Zone 3: Kitchener West	0.6	0.6	**	0.0	0.6	0.9	0.6	0.4	**	**
Zone 1-3 Kitchener City	**0.7**	**0.6**	**1.7**	**0.6**	**0.7**	**1.0**	**0.7**	**0.4**	**0.4**	**0.3**
Zone 4: Waterloo City	0.3	0.8	**	**	0.0	1.9	0.2	0.3	1.2	0.7
Zone 5: Cambridge City	1.0	1.8	5.4	**	1.1	2.6	0.8	1.3	1.8	2.2
Zone 6: Northdumfries Twp. and Woolwich Twp.	0.6	0.7	16.9	0.0	0.0	1.0	0.5	0.6	**	**
Kitchener CMA	**0.7**	**0.9**	**2.6**	**1.6**	**0.7**	**1.4**	**0.6**	**0.6**	**0.8**	**0.6**

Table 2: Private apartment stock and vacancies

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total
Zone 1: Kitchener East	55	8,680	0	226	34	2,579	21	5,426	0	449
Zone 2: Kitchener Central	20	2,679	3	155	6	1,157	11	1,278	0	89
Zone 3: Kitchener West	29	5,034	0	154	17	1,867	10	2,850	**	**
Zone 1-3 Kitchener City	**104**	**16,393**	**3**	**535**	**57**	**5,602**	**42**	**9,554**	**2**	**701**
Zone 4: Waterloo City	40	4,954	**	**	24	1,304	10	3,148	3	409
Zone 5: Cambridge City	75	4,146	**	**	32	1,239	34	2,692	3	144
Zone 6: Northdumfries Twp. and Woolwich Twp.	2	312	0	5	1	110	1	191	**	**
Kitchener CMA	**221**	**25,804**	**11**	**704**	**114**	**8,255**	**88**	**15,585**	**8**	**1,260**

Table 3: Apartment vacancy rates by age of structure and sub-market (%)

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	Pre-1986	1986 & after	Pre-1986	1986 & after	Pre-1986	1986 & after	Pre-1986	1986 & after	Pre-1986	1986 & after
Zone 1: Kitchener East	0.7	0.3	0.0	N/U	1.3	0.0	0.4	0.3	0.0	0.0
Zone 2: Kitchener Central	0.9	0.2	2.1	N/U	0.6	0.0	0.9	0.5	0.0	0.0
Zone 3: Kitchener West	0.6	0.1	0.0	N/U	1.0	0.4	0.4	0.0	**	N/U
Zone 4: Waterloo City	0.9	0.2	**	N/U	1.9	0.0	0.3	0.3	0.8	0.0
Zone 5: Cambridge City	1.8	1.3	**	N/U	2.6	0.0	1.3	1.4	2.3	0.0
Zone 6: Northdumfries Twp. and Woolwich Twp.	0.7	N/U	0.0	N/U	1.0	N/U	0.6	N/U	0.0	N/U
Kitchener CMA	**0.9**	**0.3**	**1.6**	**N/U**	**1.5**	**0.2**	**0.6**	**0.4**	**0.7**	**0.0**

Table 4: Private apartment vacancy rates by structure size (%)

Structure size	All Units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Kitchener CMA										
3-5 units	1.5	1.8	**	**	0.6	2.9	1.5	1.5	1.8	**
6-19 units	0.9	1.5	5.5	3.2	1.0	2.7	0.6	0.7	0.6	0.8
20-49 units	1.0	1.1	2.5	2.2	1.1	2.0	0.9	0.5	0.0	2.6
50-99 units	0.6	0.5	0.0	0.0	0.6	0.5	0.6	0.5	1.1	0.0
100+ units	0.3	0.3	**	0.0	0.1	0.2	0.4	0.4	1.2	0.0
Total	**0.7**	**0.9**	**2.6**	**1.6**	**0.7**	**1.4**	**0.6**	**0.6**	**0.8**	**0.6**

Table 5: Private apartment vacancy rates by building height (%)

Building Height	All Units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Kitchener CMA										
1 - 4 Storeys	0.9	1.3	4.5	2.6	1.0	2.3	0.8	0.7	0.5	1.4
5 - 9 Storeys	0.8	0.4	**	0.0	0.7	0.6	0.7	0.4	**	0.0
10+ Storeys	0.3	0.3	**	0.0	0.1	0.2	0.4	0.4	0.3	0.0
All heights	**0.7**	**0.9**	**2.6**	**1.6**	**0.7**	**1.4**	**0.6**	**0.6**	**0.8**	**0.6**

Table 6: Private apartment universe and vacancies by structure size

Structure Size	All Units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total
Kitchener CMA										
3 - 5 Units	21	498	**	**	**	**	**	**	**	**
6 - 19 Units	19	1,331	**	**	11	617	7	597	**	**
20 - 49 Units	140	15,209	5	410	70	5,037	60	8,956	5	805
50 - 99 Units	29	5,593	**	**	16	1,649	10	3,519	3	289
100+ Units	9	3,010	N/U	N/U	1	668	8	2,228	**	**
All sizes	**221**	**25,804**	**11**	**704**	**114**	**8,255**	**88**	**15,585**	**8**	**1,260**

Table 7: Private apartment universe and vacancies by building height

Building Height	All Units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total
Kitchener CMA										
1 - 4 Storeys	179	13,712	11	428	99	4,251	61	8,457	8	577
5 - 9 Storeys	17	4,054	0	55	7	1,266	9	2,540	0	192
10+ Storeys	17	6,069	0	211	4	2,220	13	3,272	0	365
All heights	**221**	**25,804**	**11**	**704**	**114**	**8,255**	**88**	**15,585**	**8**	**1,260**

Table 8: Average rents in private apartment units ($)

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1: Kitchener East	648	680	503	521	572	601	676	706	811	868
Zone 2: Kitchener Central	632	647	423	429	586	590	692	713	**	1,045
Zone 3: Kitchener West	711	693	**	503	646	630	759	740	**	**
Zone 1-3 Kitchener City	666	679	484	489	601	609	705	717	819	869
Zone 4: Waterloo City	707	776	**	**	621	660	730	787	925	1,139
Zone 5: Cambridge City	616	641	452	**	566	592	641	666	669	721
Zone 6: Northdumfries Twp. and Woolwich Twp.	596	612	467	477	546	557	624	642	**	**
Kitchener CMA	665	691	483	481	598	615	697	722	820	951

Table 9: Apartment rents by age of structure and sub-market ($)

Area	Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	Pre-1986	1986 & after	Pre-1986	1986 & after	Pre-1986	1986 & after	Pre-1986	1986 & after
Zone 1: Kitchener East	527	N/U	593	663	697	742	868	1,060
Zone 2: Kitchener Central	429	N/U	590	350	720	594	1,152	650
Zone 3: Kitchener West	503	N/U	605	800	707	946	**	N/U
Zone 4: Waterloo City	**	N/U	660	625	760	938	1,099	1,357
Zone 5: Cambridge City	**	N/U	592	589	665	675	721	N/U
Zone 6: Northdumfries Twp. and Woolwich Twp.	477	N/U	557	N/U	642	N/U	**	N/U
Kitchener CMA	**482**	**N/U**	**607**	**715**	**707**	**807**	**929**	**1,271**

Table 10: Private apartment vacancy rate by rent range (%)

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
< $350	**	**	**	**	**	**	**	**	**	N/U
$350 - $399	2.8	0.0	**	**	**	**	**	N/U	N/U	N/U
$400 - $449	1.1	1.6	0.0	2.4	1.6	2.0	**	**	**	N/U
$450 - $499	1.0	1.0	5.7	2.9	0.3	0.4	0.0	**	**	**
$500 - $549	1.9	2.4	**	**	1.1	3.0	3.9	1.5	**	**
$550 - $599	0.6	1.1	**	**	0.8	1.4	0.4	0.7	**	**
$600 - $649	0.9	0.6	**	**	0.3	1.3	1.2	0.3	**	**
$650 - $699	0.6	1.1	**	**	0.8	1.9	0.5	0.7	1.2	**
$700 - $749	0.4	1.1	N/U	N/U	**	0.7	0.5	0.9	**	7.2
$750 - $799	0.7	0.3	N/U	N/U	**	**	0.8	0.3	0.0	**
$800 - $849	0.1	0.6	N/U	N/U	**	**	0.2	0.8	**	**
$850 +	0.4	0.4	N/U	N/U	**	**	**	0.5	0.3	0.0

Table 4: Private apartment vacancy rates by structure size (%)

Structure size	All Units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Kitchener CMA										
3-5 units	1.5	1.8	**	**	0.6	2.9	1.5	1.5	1.8	**
6-19 units	0.9	1.5	5.5	3.2	1.0	2.7	0.6	0.7	0.6	0.8
20-49 units	1.0	1.1	2.5	2.2	1.1	2.0	0.9	0.5	0.0	2.6
50-99 units	0.6	0.5	0.0	0.0	0.6	0.5	0.6	0.5	1.1	0.0
100+ units	0.3	0.3	**	0.0	0.1	0.2	0.4	0.4	1.2	0.0
Total	**0.7**	**0.9**	**2.6**	**1.6**	**0.7**	**1.4**	**0.6**	**0.6**	**0.8**	**0.6**

Table 5: Private apartment vacancy rates by building height (%)

Building Height	All Units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Kitchener CMA										
1 - 4 Storeys	0.9	1.3	4.5	2.6	1.0	2.3	0.8	0.7	0.5	1.4
5 - 9 Storeys	0.8	0.4	**	0.0	0.7	0.6	0.7	0.4	**	0.0
10+ Storeys	0.3	0.3	**	0.0	0.1	0.2	0.4	0.4	0.3	0.0
All heights	**0.7**	**0.9**	**2.6**	**1.6**	**0.7**	**1.4**	**0.6**	**0.6**	**0.8**	**0.6**

Table 6: Private apartment universe and vacancies by structure size

Structure Size	All Units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total
Kitchener CMA										
3 - 5 Units	21	498	**	**	**	**	**	**	**	**
6 - 19 Units	19	1,331	**	**	11	617	7	597	**	**
20 - 49 Units	140	15,209	5	410	70	5,037	60	8,956	5	805
50 - 99 Units	29	5,593	**	**	16	1,649	10	3,519	3	289
100+ Units	9	3,010	N/U	N/U	1	668	8	2,228	**	**
All sizes	**221**	**25,804**	**11**	**704**	**114**	**8,255**	**88**	**15,585**	**8**	**1,260**

Table 7: Private apartment universe and vacancies by building height

Building Height	All Units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total
Kitchener CMA										
1 - 4 Storeys	179	13,712	11	428	99	4,251	61	8,457	8	577
5 - 9 Storeys	17	4,054	0	55	7	1,266	9	2,540	0	192
10+ Storeys	17	6,069	0	211	4	2,220	13	3,272	0	365
All heights	**221**	**25,804**	**11**	**704**	**114**	**8,255**	**88**	**15,585**	**8**	**1,260**

Table 8: Average rents in private apartment units ($)

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1: Kitchener East	648	680	503	521	572	601	676	706	811	868
Zone 2: Kitchener Central	632	647	423	429	586	590	692	713	**	1,045
Zone 3: Kitchener West	711	693	**	503	646	630	759	740	**	**
Zone 1-3 Kitchener City	666	679	484	489	601	609	705	717	819	869
Zone 4: Waterloo City	707	776	**	**	621	660	730	787	925	1,139
Zone 5: Cambridge City	616	641	452	**	566	592	641	666	669	721
Zone 6: Northdumfries Twp. and Woolwich Twp.	596	612	467	477	546	557	624	642	**	**
Kitchener CMA	665	691	483	481	598	615	697	722	820	951

Table 9: Apartment rents by age of structure and sub-market ($)

Area	Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	Pre-1986	1986 & after	Pre-1986	1986 & after	Pre-1986	1986 & after	Pre-1986	1986 & after
Zone 1: Kitchener East	527	N/U	593	663	697	742	868	1,060
Zone 2: Kitchener Central	429	N/U	590	350	720	594	1,152	650
Zone 3: Kitchener West	503	N/U	605	800	707	946	**	N/U
Zone 4: Waterloo City	**	N/U	660	625	760	938	1,099	1,357
Zone 5: Cambridge City	**	N/U	592	589	665	675	721	N/U
Zone 6: Northdumfries Twp. and Woolwich Twp.	477	N/U	557	N/U	642	N/U	**	N/U
Kitchener CMA	482	N/U	607	715	707	807	929	1,271

Table 10: Private apartment vacancy rate by rent range (%)

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
< $350	**	**	**	**	**	**	**	**	**	N/U
$350 - $399	2.8	0.0	**	**	**	**	**	N/U	N/U	N/U
$400 - $449	1.1	1.6	0.0	2.4	1.6	2.0	**	**	**	N/U
$450 - $499	1.0	1.0	5.7	2.9	0.3	0.4	0.0	**	**	**
$500 - $549	1.9	2.4	**	**	1.1	3.0	3.9	1.5	**	**
$550 - $599	0.6	1.1	**	**	0.8	1.4	0.4	0.7	**	**
$600 - $649	0.9	0.6	**	**	0.3	1.3	1.2	0.3	**	**
$650 - $699	0.6	1.1	**	**	0.8	1.9	0.5	0.7	1.2	**
$700 - $749	0.4	1.1	N/U	N/U	**	0.7	0.5	0.9	**	7.2
$750 - $799	0.7	0.3	N/U	N/U	**	**	0.8	0.3	0.0	**
$800 - $849	0.1	0.6	N/U	N/U	**	**	0.2	0.8	**	**
$850 +	0.4	0.4	N/U	N/U	**	**	**	0.5	0.3	0.0

Table 11: Private row-house vacancy rates (%)

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1: Kitchener East	1.3	1.3	N/U	N/U	**	**	1.0	1.6	1.5	1.1
Zone 2: Kitchener Central	2.7	2.6	**	**	N/U	**	**	**	**	**
Zone 3: Kitchener West	0.7	1.4	N/U	N/U	**	N/U	0.0	0.0	**	2.3
Zone 1-3 Kitchener City	**1.3**	**1.3**	**	**	**	**	**0.8**	**1.2**	**1.5**	**1.3**
Zone 4: Waterloo City	0.5	1.0	N/U	N/U	**	**	**	**	**	0.9
Zone 5: Cambridge City	1.4	2.3	N/U	N/U	**	0.0	0.9	0.7	2.7	6.6
Zone 6: Northdumfries Twp. and Woolwich Twp.	5.3	**	N/U	N/U	N/U	**	6.3	**	**	N/A
Kitchener CMA	**1.1**	**1.4**	**	**	**	**0.0**	**0.8**	**1.0**	**1.4**	**1.8**

Table 12: Private row-house rental stock and vacant units

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total
Zone 1: Kitchener East	15	1,236	N/U	N/U	**	**	7	415	9	810
Zone 2: Kitchener Central	2	78	**	**	**	**	**	**	**	**
Zone 3: Kitchener West	4	287	N/U	N/U	N/U	N/U	0	114	4	173
Zone 1-3 Kitchener City	**21**	**1,601**	**	**	**	**	**7**	**552**	**14**	**1,029**
Zone 4: Waterloo City	10	969	N/U	N/U	**	**	**	**	5	525
Zone 5: Cambridge City	17	741	N/U	N/U	0	20	3	515	13	205
Zone 6: Northdumfries Twp. and Woolwich Twp.	**	**	N/U	N/U	**	**	**	**	0	0
Kitchener CMA	**48**	**3,333**	**	**	**0**	**75**	**15**	**1,495**	**32**	**1,759**

Table 13: Average rents in private row-house units ($)

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1: Kitchener East	782	789	N/U	N/U	**	**	780	781	788	796
Zone 2: Kitchener Central	674	641	**	**	N/U	**	N/A	N/A	**	**
Zone 3: Kitchener West	863	889	N/U	N/U	**	N/U	934	950	**	837
Zone 1-3 Kitchener City	**792**	**800**	**	**	**	**	**814**	**827**	**792**	**799**
Zone 4: Waterloo City	783	832	N/U	N/U	**	**	**	**	**	907
Zone 5: Cambridge City	636	655	N/U	N/U	**	556	609	632	708	723
Zone 6: Northdumfries Twp. and Woolwich Twp.	568	**	N/U	N/U	N/U	**	548	**	**	N/A
Kitchener CMA	**754**	**775**	**	**	**	**626**	**726**	**735**	**789**	**820**

Table 14: Private row and apartment vacancy rates (%)

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1: Kitchener East	0.9	0.7	2.6	0.0	0.9	1.3	0.8	0.5	0.9	0.7
Zone 2: Kitchener Central	1.0	0.8	1.5	2.6	0.7	0.5	0.9	0.8	2.9	0.7
Zone 3: Kitchener West	0.6	0.6	**	0.0	0.6	0.9	0.6	0.3	**	1.8
Zone 1-3 Kitchener City	**0.8**	**0.7**	**1.7**	**0.8**	**0.7**	**1.0**	**0.7**	**0.5**	**1.1**	**0.9**
Zone 4: Waterloo City	0.3	0.8	**	**	0.0	1.8	0.3	0.4	0.8	0.8
Zone 5: Cambridge City	1.1	1.9	5.4	**	1.1	2.5	0.8	1.2	2.3	4.7
Zone 6: Northdumfries Twp. and Woolwich Twp.	0.9	0.7	16.9	0.0	0.0	1.0	1.0	0.6	**	**
Kitchener CMA	**0.8**	**0.9**	**2.6**	**1.7**	**0.7**	**1.4**	**0.7**	**0.6**	**1.1**	**1.3**

Table 15: Private row and apartment average rents ($)

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1: Kitchener East	665	693	503	521	572	601	684	711	798	822
Zone 2: Kitchener Central	634	646	430	437	586	588	692	713	810	865
Zone 3: Kitchener West	719	704	**	503	645	630	766	750	**	834
Zone 1-3 Kitchener City	**677**	**689**	**495**	**489**	**601**	**608**	**711**	**722**	**804**	**826**
Zone 4: Waterloo City	721	784	**	**	624	662	733	784	854	1020
Zone 5: Cambridge City	619	643	452	**	566	592	636	661	690	722
Zone 6: Northdumfries Twp. and Woolwich Twp.	594	606	467	477	546	557	618	632	**	**
Kitchener CMA	**675**	**700**	**484**	**482**	**599**	**615**	**700**	**723**	**802**	**875**

Table 16: Assisted apartment and row stock and vacancies

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total
Zone 1: Kitchener East	16	2,515	0	25	8	739	3	855	5	896
Zone 2: Kitchener Central	3	678	1	39	2	404	0	145	0	90
Zone 3: Kitchener West	0	848	N/U	N/U	0	185	0	259	0	404
Zone 1-3 Kitchener City	**19**	**4,041**	**1**	**64**	**10**	**1,328**	**3**	**1,259**	**5**	**1,390**
Zone 4: Waterloo City	1	1,287	0	17	1	282	0	412	0	576
Zone 5: Cambridge City	11	2,538	0	78	1	1,001	9	728	1	731
Zone 6: Northdumfries Twp. and Woolwich Twp.	0	106	0	100	0	6	N/U	N/U	N/U	N/U
Kitchener CMA- All	**31**	**7,972**	**1**	**159**	**12**	**2,711**	**12**	**2,405**	**6**	**2,697**
Kitchener CMA- Apt	**17**	**4,446**	**1**	**158**	**7**	**2,680**	**7**	**1,183**	**2**	**425**
Kitchener CMA- Row	**14**	**3,526**	**0**	**1**	**5**	**31**	**5**	**1,222**	**4**	**2,272**

Table 11: Private row-house vacancy rates (%)

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1: Kitchener East	1.3	1.3	N/U	N/U	**	**	1.0	1.6	1.5	1.1
Zone 2: Kitchener Central	2.7	2.6	**	**	N/U	**	**	**	**	**
Zone 3: Kitchener West	0.7	1.4	N/U	N/U	**	N/U	0.0	0.0	**	2.3
Zone 1-3 Kitchener City	**1.3**	**1.3**	**	**	**	**	**0.8**	**1.2**	**1.5**	**1.3**
Zone 4: Waterloo City	0.5	1.0	N/U	N/U	**	**	**	**	**	0.9
Zone 5: Cambridge City	1.4	2.3	N/U	N/U	**	0.0	0.9	0.7	2.7	6.6
Zone 6: Northdumfries Twp. and Woolwich Twp.	5.3	**	N/U	N/U	N/U	**	6.3	**	**	N/A
Kitchener CMA	**1.1**	**1.4**	**	**	**	**0.0**	**0.8**	**1.0**	**1.4**	**1.8**

Table 12: Private row-house rental stock and vacant units

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total
Zone 1: Kitchener East	15	1,236	N/U	N/U	**	**	7	415	9	810
Zone 2: Kitchener Central	2	78	**	**	**	**	**	**	**	**
Zone 3: Kitchener West	4	287	N/U	N/U	N/U	N/U	0	114	4	173
Zone 1-3 Kitchener City	**21**	**1,601**	**	**	**	**	**7**	**552**	**14**	**1,029**
Zone 4: Waterloo City	10	969	N/U	N/U	**	**	**	**	5	525
Zone 5: Cambridge City	17	741	N/U	N/U	0	20	3	515	13	205
Zone 6: Northdumfries Twp. and Woolwich Twp.	**	**	N/U	N/U	**	**	**	**	0	0
Kitchener CMA	**48**	**3,333**	**	**	**0**	**75**	**15**	**1,495**	**32**	**1,759**

Table 13: Average rents in private row-house units ($)

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1: Kitchener East	782	789	N/U	N/U	**	**	780	781	788	796
Zone 2: Kitchener Central	674	641	**	**	N/U	**	N/A	N/A	**	**
Zone 3: Kitchener West	863	889	N/U	N/U	**	N/U	934	950	**	837
Zone 1-3 Kitchener City	**792**	**800**	**	**	**	**	**814**	**827**	**792**	**799**
Zone 4: Waterloo City	783	832	N/U	N/U	**	**	**	**	**	907
Zone 5: Cambridge City	636	655	N/U	N/U	**	556	609	632	708	723
Zone 6: Northdumfries Twp. and Woolwich Twp.	568	**	N/U	N/U	N/U	**	548	**	**	N/A
Kitchener CMA	**754**	**775**	**	**	**	**626**	**726**	**735**	**789**	**820**

Table 14: Private row and apartment vacancy rates (%)

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1: Kitchener East	0.9	0.7	2.6	0.0	0.9	1.3	0.8	0.5	0.9	0.7
Zone 2: Kitchener Central	1.0	0.8	1.5	2.6	0.7	0.5	0.9	0.8	2.9	0.7
Zone 3: Kitchener West	0.6	0.6	**	0.0	0.6	0.9	0.6	0.3	**	1.8
Zone 1-3 Kitchener City	**0.8**	**0.7**	**1.7**	**0.8**	**0.7**	**1.0**	**0.7**	**0.5**	**1.1**	**0.9**
Zone 4: Waterloo City	0.3	0.8	**	**	0.0	1.8	0.3	0.4	0.8	0.8
Zone 5: Cambridge City	1.1	1.9	5.4	**	1.1	2.5	0.8	1.2	2.3	4.7
Zone 6: Northdumfries Twp. and Woolwich Twp.	0.9	0.7	16.9	0.0	0.0	1.0	1.0	0.6	**	**
Kitchener CMA	**0.8**	**0.9**	**2.6**	**1.7**	**0.7**	**1.4**	**0.7**	**0.6**	**1.1**	**1.3**

Table 15: Private row and apartment average rents ($)

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1: Kitchener East	665	693	503	521	572	601	684	711	798	822
Zone 2: Kitchener Central	634	646	430	437	586	588	692	713	810	865
Zone 3: Kitchener West	719	704	**	503	645	630	766	750	**	834
Zone 1-3 Kitchener City	**677**	**689**	**485**	**489**	**601**	**608**	**711**	**722**	**804**	**826**
Zone 4: Waterloo City	721	784	**	**	624	662	733	784	854	1020
Zone 5: Cambridge City	619	643	452	**	566	592	636	661	690	722
Zone 6: Northdumfries Twp. and Woolwich Twp.	594	606	467	477	546	557	618	632	**	**
Kitchener CMA	**675**	**700**	**484**	**482**	**599**	**615**	**700**	**723**	**802**	**875**

Table 16: Assisted apartment and row stock and vacancies

Area	All units		Bachelor		1 bedroom		2 bedroom		3 bedroom +	
	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total
Zone 1: Kitchener East	16	2,515	0	25	8	739	3	855	5	896
Zone 2: Kitchener Central	3	678	1	39	2	404	0	145	0	90
Zone 3: Kitchener West	0	848	N/U	N/U	0	185	0	259	0	404
Zone 1-3 Kitchener City	**19**	**4,041**	**1**	**64**	**10**	**1,328**	**3**	**1,259**	**5**	**1,390**
Zone 4: Waterloo City	1	1,287	0	17	1	282	0	412	0	576
Zone 5: Cambridge City	11	2,538	0	78	1	1,001	9	728	1	731
Zone 6: Northdumfries Twp. and Woolwich Twp.	0	106	0	100	0	6	N/U	N/U	N/U	N/U
Kitchener CMA- All	**31**	**7,972**	**1**	**159**	**12**	**2,711**	**12**	**2,405**	**6**	**2,697**
Kitchener CMA- Apt	**17**	**4,446**	**1**	**158**	**7**	**2,680**	**7**	**1,183**	**2**	**425**
Kitchener CMA- Row	**14**	**3,526**	**0**	**1**	**5**	**31**	**5**	**1,222**	**4**	**2,272**

Table 17: Historical Apartment Vacancy Rates and Average Rents by building age
Kitchener CMA: 1995-2001

	Completion Date	Vacancy Rates (%)							Average Rents ($)						
		1995	1996	1997	1998	1999	2000	2001	1995	1996	1997	1998	1999	2000	2001
Bachelor	Before 1940	4.2	1.2	9.5	14.4	4.3	2.9	10.6	295	354	312	284	299	391	381
	1940-1959	4.7	6.4	3.5	4.4	1.3	3.3	0.0	351	358	372	355	394	403	438
	1960-1975	2.4	4.7	4.2	1.2	2.1	3.6	1.2	409	415	438	440	445	480	478
	1976-1985	6.0	1.7	0.0	4.5	0.0	0.0	0.0	452	472	479	504	499	569	587
	1986 and later	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	**3.2**	**4.0**	**4.4**	**3.5**	**2.3**	**2.6**	**1.6**	**385**	**405**	**409**	**419**	**434**	**483**	**481**
One	Before 1940	1.5	4.9	3.7	16.6	0.0	3.1	5.0	387	419	397	420	432	469	500
Bedroom	1940-1959	3.5	3.8	2.5	0.5	1.8	1.6	1.9	407	433	451	449	456	488	491
	1960-1975	1.6	1.4	2.3	1.3	0.8	0.7	1.3	507	519	537	544	554	585	613
	1976-1985	2.9	2.1	1.6	0.6	0.5	0.1	1.2	545	575	574	588	600	642	651
	1986 and later	0.8	4.1	1.5	3.6	1.6	0.0	0.2	618	624	592	590	693	747	715
	Total	**1.9**	**2.2**	**2.2**	**1.7**	**0.8**	**0.7**	**1.4**	**511**	**525**	**538**	**545**	**565**	**598**	**615**
Two	Before 1940	2.1	1.9	4.1	11.0	2.5	6.4	1.2	461	482	510	509	531	568	558
Bedroom	1940-1959	4.7	5.4	3.2	2.7	1.3	0.5	1.2	482	508	535	548	557	601	609
	1960-1975	1.3	0.9	1.1	1.1	0.8	0.7	0.6	585	599	610	623	637	664	697
	1976-1985	4.1	1.8	3.1	1.5	0.8	0.4	0.3	671	670	679	696	703	753	766
	1986 and later	2.6	1.9	1.0	1.1	1.7	0.5	0.4	701	703	698	674	750	795	807
	Total	**2.3**	**1.4**	**1.7**	**1.3**	**1.0**	**0.6**	**0.6**	**616**	**623**	**630**	**641**	**660**	**697**	**722**
Three	Before 1940	12.8	0.0	0.0	0.0	0.0	10.5	0.0	586	540	655	525	735	639	1,379
Bedroom +	1940-1959	3.0	3.1	0.0	0.0	0.0	0.0	0.0	566	621	569	667	567	669	695
	1960-1975	2.3	1.2	1.5	1.8	0.9	0.7	0.6	753	729	731	752	771	804	918
	1976-1985	0.6	5.5	1.3	0.7	0.0	1.2	1.8	797	811	853	853	831	905	985
	1986 and later	0.0	2.2	0.0	0.0	0.0	0.0	0.0	855	817	852	918	1,097	927	1,271
	Total	**2.5**	**2.1**	**1.3**	**1.5**	**0.7**	**0.8**	**0.6**	**756**	**739**	**743**	**771**	**782**	**820**	**951**
All	Before 1940	2.4	3.4	4.8	14.7	1.4	4.4	4.2							
Bedroom	1940-1959	4.1	4.7	2.8	1.7	1.5	1.2	1.4							
Types	1960-1975	1.5	1.2	1.6	1.2	0.8	0.7	0.9							
	1976-1985	3.7	2	2.6	1.2	0.7	0.3	0.6							
	1986 and later	2.1	2.5	1.1	1.6	1.6	0.4	0.3							
	Total	**2.2**	**1.8**	**1.9**	**1.5**	**1.0**	**0.7**	**0.9**							

Table 17: Historical Apartment Vacancy Rates and Average Rents by building age
Kitchener CMA: 1995-2001

	Completion Date	Vacancy Rates (%)							Average Rents ($)						
		1995	1996	1997	1998	1999	2000	2001	1995	1996	1997	1998	1999	2000	2001
Bachelor	Before 1940	4.2	1.2	9.5	14.4	4.3	2.9	10.6	295	354	312	284	299	391	381
	1940-1959	4.7	6.4	3.5	4.4	1.3	3.3	0.0	351	358	372	355	394	403	438
	1960-1975	2.4	4.7	4.2	1.2	2.1	3.6	1.2	409	415	438	440	445	480	478
	1976-1985	6.0	1.7	0.0	4.5	0.0	0.0	0.0	452	472	479	504	499	569	587
	1986 and later	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	**3.2**	**4.0**	**4.4**	**3.5**	**2.3**	**2.6**	**1.6**	**385**	**405**	**409**	**419**	**434**	**483**	**481**
One	Before 1940	1.5	4.9	3.7	16.6	0.0	3.1	5.0	387	419	397	420	432	469	500
Bedroom	1940-1959	3.5	3.8	2.5	0.5	1.8	1.6	1.9	407	433	451	449	456	488	491
	1960-1975	1.6	1.4	2.3	1.3	0.8	0.7	1.3	507	519	537	544	554	585	613
	1976-1985	2.9	2.1	1.6	0.6	0.5	0.1	1.2	545	575	574	588	600	642	651
	1986 and later	0.8	4.1	1.5	3.6	1.6	0.0	0.2	618	624	592	590	693	747	715
	Total	**1.9**	**2.2**	**2.2**	**1.7**	**0.8**	**0.7**	**1.4**	**511**	**525**	**538**	**545**	**565**	**598**	**615**
Two	Before 1940	2.1	1.9	4.1	11.0	2.5	6.4	1.2	461	482	510	509	531	568	558
Bedroom	1940-1959	4.7	5.4	3.2	2.7	1.3	0.5	1.2	482	508	535	548	557	601	609
	1960-1975	1.3	0.9	1.1	1.1	0.8	0.7	0.6	585	599	610	623	637	664	697
	1976-1985	4.1	1.8	3.1	1.5	0.8	0.4	0.3	671	670	679	696	703	753	766
	1986 and later	2.6	1.9	1.0	1.1	1.7	0.5	0.4	701	703	698	674	750	795	807
	Total	**2.3**	**1.4**	**1.7**	**1.3**	**1.0**	**0.6**	**0.6**	**616**	**623**	**630**	**641**	**660**	**697**	**722**
Three	Before 1940	12.8	0.0	0.0	0.0	0.0	10.5	0.0	586	540	655	525	735	639	1,379
Bedroom +	1940-1959	3.0	3.1	0.0	0.0	0.0	0.0	0.0	566	621	569	667	567	669	695
	1960-1975	2.3	1.2	1.5	1.8	0.9	0.7	0.6	753	729	731	752	771	804	918
	1976-1985	0.6	5.5	1.3	0.7	0.0	1.2	1.8	797	811	853	853	831	905	985
	1986 and later	0.0	2.2	0.0	0.0	0.0	0.0	0.0	855	817	852	918	1,097	927	1,271
	Total	**2.5**	**2.1**	**1.3**	**1.5**	**0.7**	**0.8**	**0.6**	**756**	**739**	**743**	**771**	**782**	**820**	**951**
All	Before 1940	2.4	3.4	4.8	14.7	1.4	4.4	4.2							
Bedroom	1940-1959	4.1	4.7	2.8	1.7	1.5	1.2	1.4							
Types	1960-1975	1.5	1.2	1.6	1.2	0.8	0.7	0.9							
	1976-1985	3.7	2	2.6	1.2	0.7	0.3	0.6							
	1986 and later	2.1	2.5	1.1	1.6	1.6	0.4	0.3							
	Total	**2.2**	**1.8**	**1.9**	**1.5**	**1.0**	**0.7**	**0.9**							

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